

091.A

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

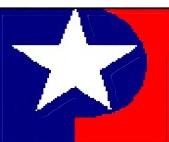
783,300 / 783,300

USE VALUE:

783,300 / 783,300

ASSESSED:

783,300 / 783,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
162		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:	
Owner 1:	ABDERRAZAQ SAAD/SHADIA
Owner 2:	
Owner 3:	

Street 1: 162 WOODSIDE LANE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MUHLHERR GENE H JR -

Owner 2: SOFRONOVA MARINA K -

Street 1: 162 WOODSIDE LANE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,980 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1970, having primarily Vinyl Exterior and 2482 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6980		Sq. Ft.	Site		0	70.	0.90	5									440,580						440,600	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6980.000	342,700		440,600	783,300			129186
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/19/16		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	342,700	0	6,980.	440,600	783,300	783,300 Year End Roll
2019	101	FV	283,100	0	6,980.	446,900	730,000	730,000 Year End Roll
2018	101	FV	283,100	0	6,980.	333,600	616,700	616,700 Year End Roll
2017	101	FV	282,100	0	6,980.	302,100	584,200	584,200 Year End Roll
2016	101	FV	282,100	0	6,980.	289,500	571,600	571,600 Year End
2015	101	FV	257,100	0	6,980.	245,500	502,600	502,600 Year End Roll
2014	101	FV	257,100	0	6,980.	232,900	490,000	490,000 Year End Roll
2013	101	FV	257,100	0	6,980.	221,500	478,600	478,600

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUHLHERR GENE H	48042-334		8/24/2006		550,500	No	No		
FREEZE GREGORY/	43216-488		7/2/2004		573,600	No	No		
FORZIATI DIANE	25743-434		10/18/1995		228,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/4/2015	1061	Redo Bat	8,000	8/4/2015				Renovate existing	10/19/2016	Permit Visit	DGM	D Mann
11/20/2007	1062	Siding	17,800		G9	GR FY09			10/19/2016	Meas/Inspect	DGM	D Mann
8/14/1996	386	Manual	1,000					INSTALL SLIDER DOO	12/18/2008	Meas/Inspect	163	PATRIOT
									12/20/2006	MLS	MM	Mary M
									9/26/2005	MLS	BR	B Rossignol
									11/2/2004	MLS	MM	Mary M
									3/16/2000	Inspected	264	PATRIOT
									3/13/2000	Mailer Sent		
									3/13/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type:	18 - Raised Ranch			Full Bath:	1	Rating:	Very Good													
Sty Ht:	1 - 1 Story			A Bath:		Rating:										WDK	16 (192)			
(Liv) Units:	1	Total: 1			3/4 Bath:	1	Rating:	Good									18			
Foundation:	1 - Concrete			A 3QBth:		Rating:										12				
Frame:	1 - Wood			1/2 Bath:		Rating:														
Prime Wall:	4 - Vinyl			A HBth:		Rating:														
Sec Wall:		%			OthrFix:		Rating:													
Roof Struct:	1 - Gable			OTHER FEATURES																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good													
Color:	BEIGE			A Kits:		Rating:														
View / Desir:				Fpl:	1	Rating:	Good													
GENERAL INFORMATION				WSFlue:		Rating:														
Grade:	C - Average			CONDOS INFORMATION																
Year Blt:	1970	Eff Yr Blt:		Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct:	G18	Fact:	.	Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION								REMODELING				RES BREAKDOWN				
Avg Ht/FL:	STD			Phys Cond:	GD - Good	17.	%					No Unit	RMS	BRS	FL					
Prim Int Wall:	1 - Drywall				Functional:			%					1	10	4					
Sec Int Wall:		%			Economic:			%												
Partition:	T - Typical				Special:			%												
Prim Floors:	3 - Hardwood				Override:			%												
Sec Floors:		%			Total:	17.9	%													
Bsmnt Flr:	4 - Carpet				CALC SUMMARY								COMPARABLE SALES							
Subfloor:				Basic \$ / SQ:	95.00					Rate	Parcel ID	Typ	Date	Sale Price						
Bsmnt Gar:	1				Size Adj.:	1.35000002														
Electric:	3 - Typical				Const Adj.:	1.00999999														
Insulation:	2 - Typical				Adj \$ / SQ:	129.533														
Int vs Ext:	S				Other Features:	91621														
Heat Fuel:	2 - Gas				Grade Factor:	1.00														
Heat Type:	1 - Forced H/Air				NBHD Inf:	1.00000000														
# Heat Sys:	1				NBHD Mod:															
% Heated:	100				LUC Factor:	1.00														
Solar HW:	NO				Adj Total:	417454														
% Com Wall:					Depreciation:	74724														
					Depreciated Total:	342729														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 091.A-0002-0002.0												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
																				
More: N				Total Yard Items:				Total Special Features:				Total:								